



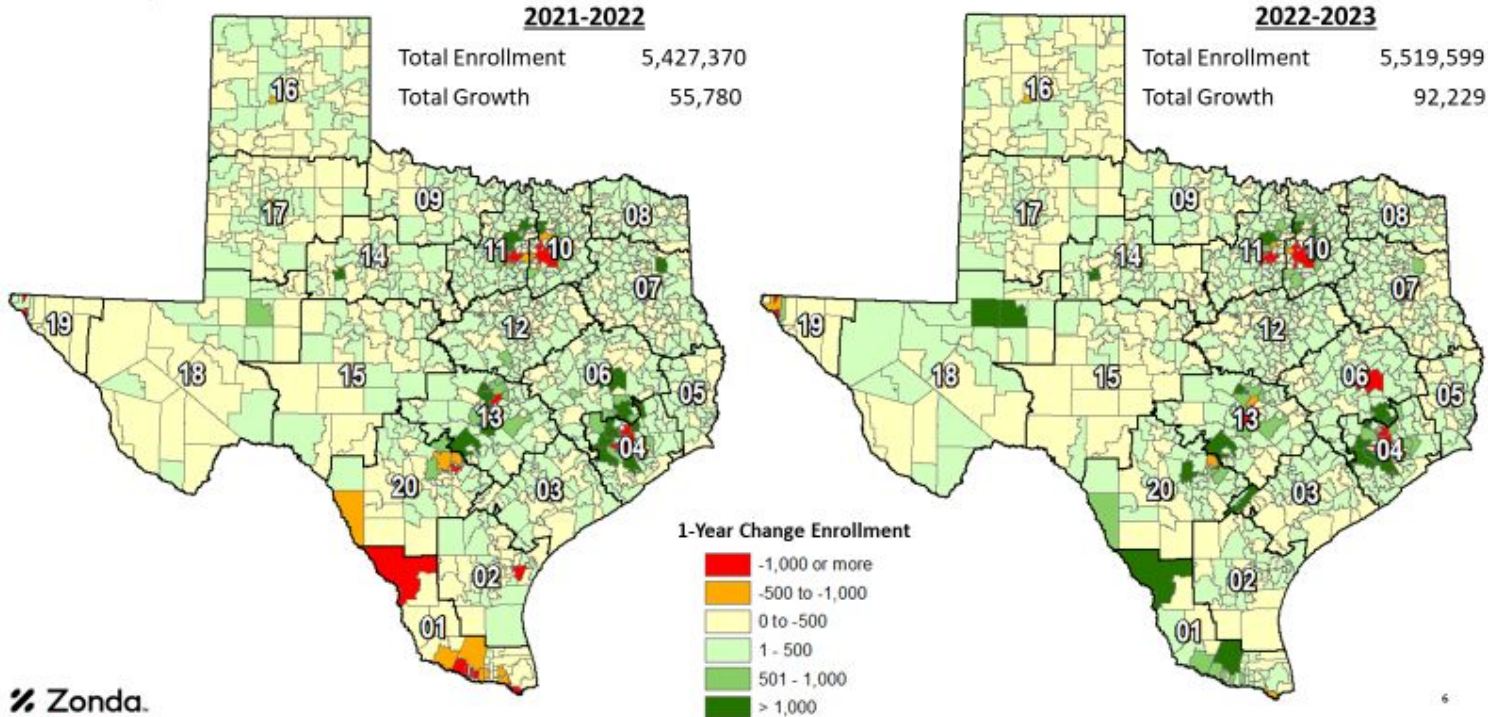
Demographic Study

DEMOGRAPHIC STUDY



State Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)



DEMOGRAPHIC STUDY

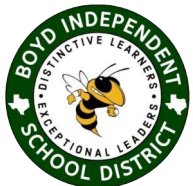
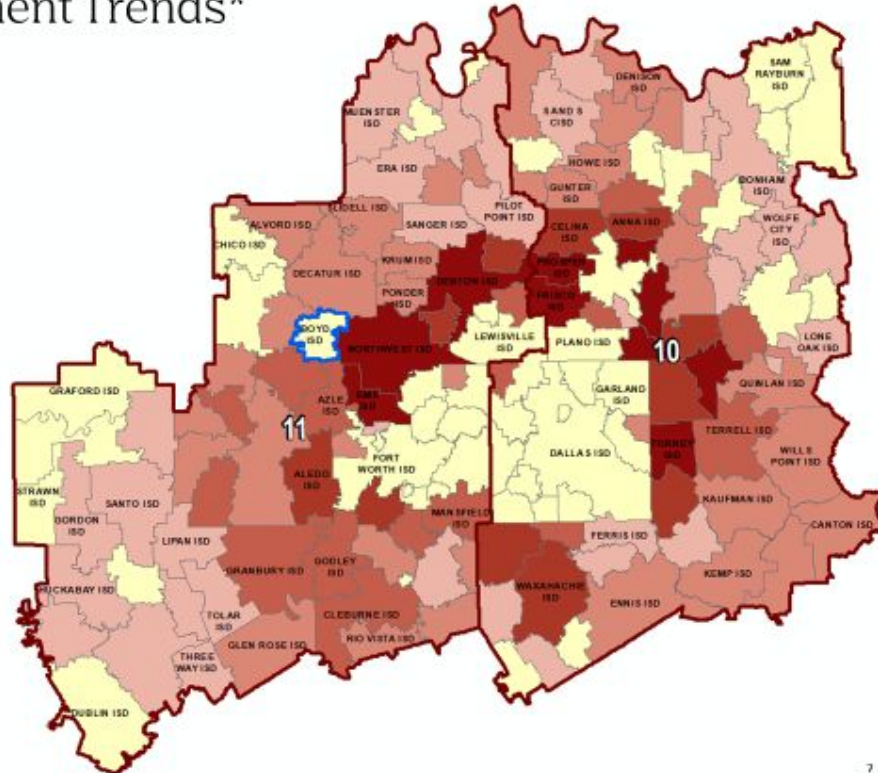
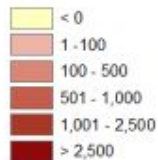


Regions 10 & 11 Enrollment Trends*

(*Preliminary Enrollment Data, TEA April 2023)

- Boyd ISD enrollment has fallen by 69 students between 2017/18 and 2022/23, a decrease of 5.2%
- BISD enrollment has increased by 34 students, or 2.8%, since 2021/22

5-Year Change Enrollment



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District Demographic Snapshot

2023 District
Population Estimate
6,847



5,652
2010 Census
District Population

2023 Total District Population
Below Age 19 (Estimate)
1,721



1,529
2010 Census District
Population Below Age 19

2023 District Households
Estimate
2,519



2,101
2010 District Households

2023 District Household Size
Estimate
2.72



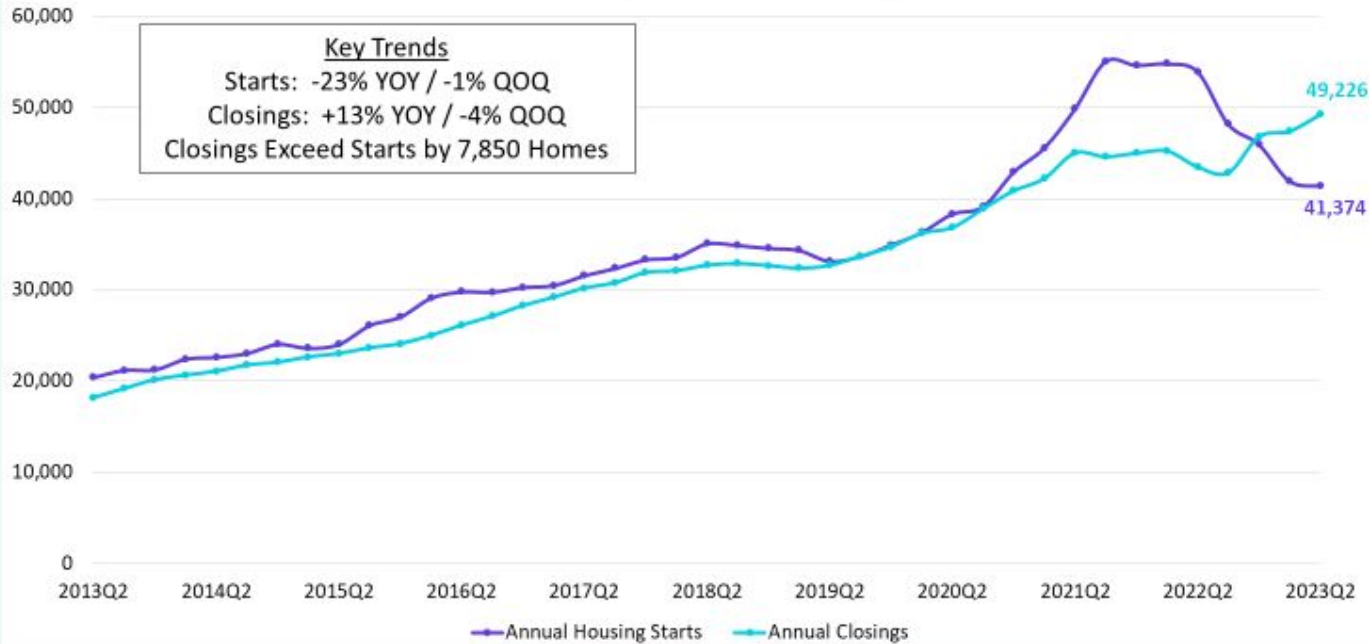
2.69
2010 District Household Size

DEMOGRAPHIC STUDY



DFW New Home Starts & Closings

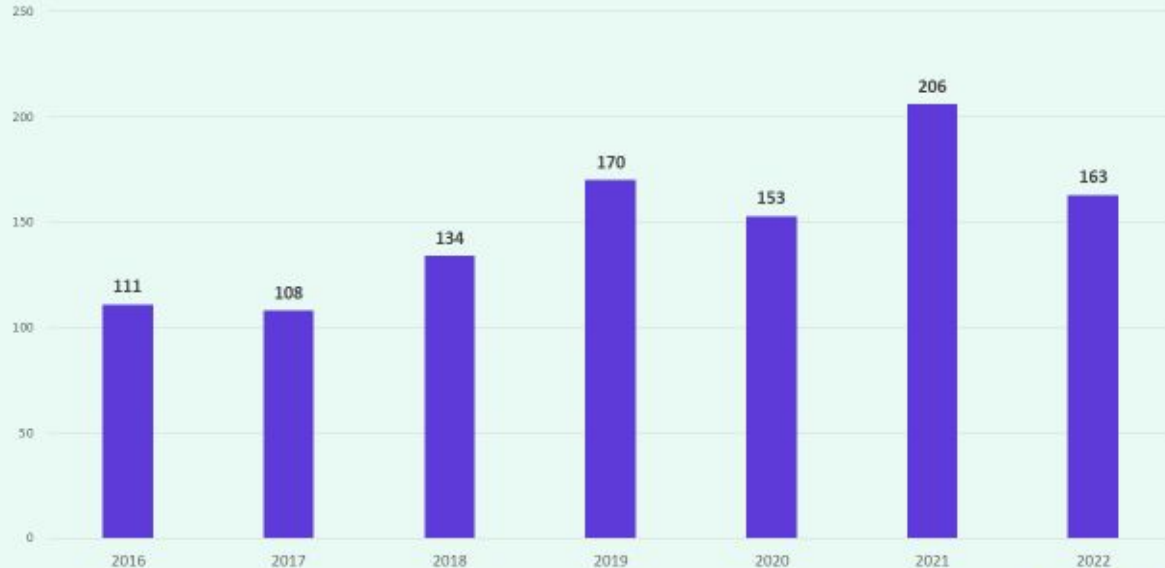
Annual Housing Starts vs. Annual Closings



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Boyd ISD Housing Market Analysis District Annual Home Sales by Type, 2010 – 2022



- Total home sales in BISD declined 20% from 2022 totals
- New home sales within the district account for roughly 17.8% of all 2022 sales



DEMOGRAPHIC STUDY



Boyd ISD Housing Market Analysis Average New vs. Existing Home Sale Price, 2016 - 2022



- Since 2016, the average new home price in BISD has increased roughly 102%, a rise of roughly \$256,000
- The average existing home price within the district has increased by 86%, or nearly \$243,000 since 2016

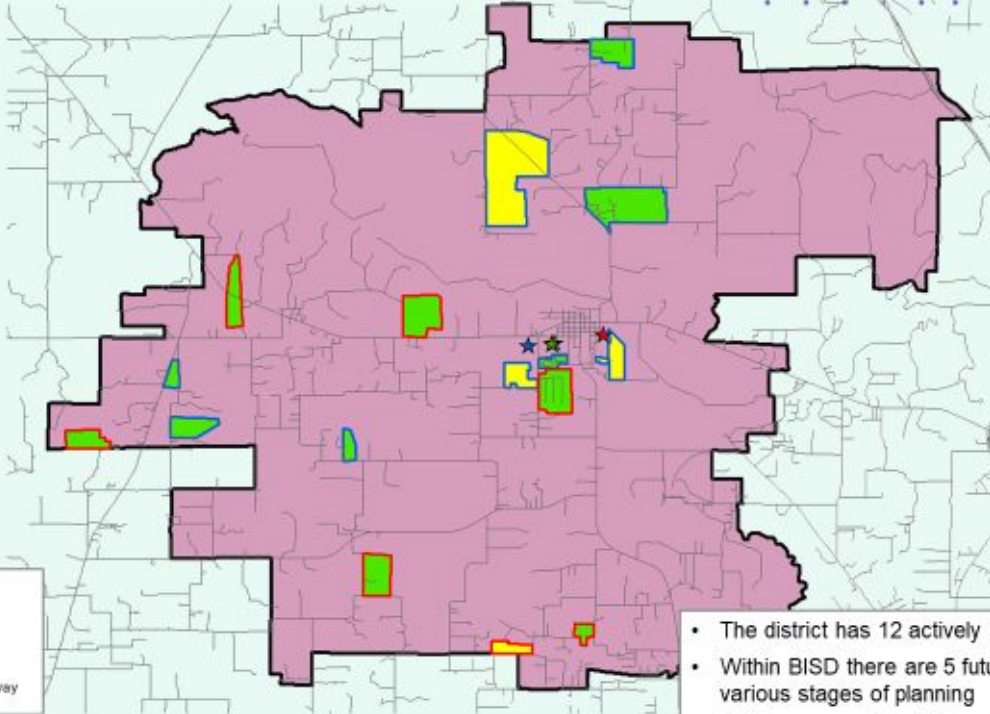
	Avg New Home Price	Avg Existing Home Price
2016	\$251,157	\$281,088
2017	\$277,315	\$262,300
2018	\$279,454	\$270,981
2019	\$221,394	\$289,604
2020	\$282,833	\$329,870
2021	\$388,704	\$363,958
2022	\$507,205	\$523,896



DEMOGRAPHIC STUDY



District Housing Overview



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

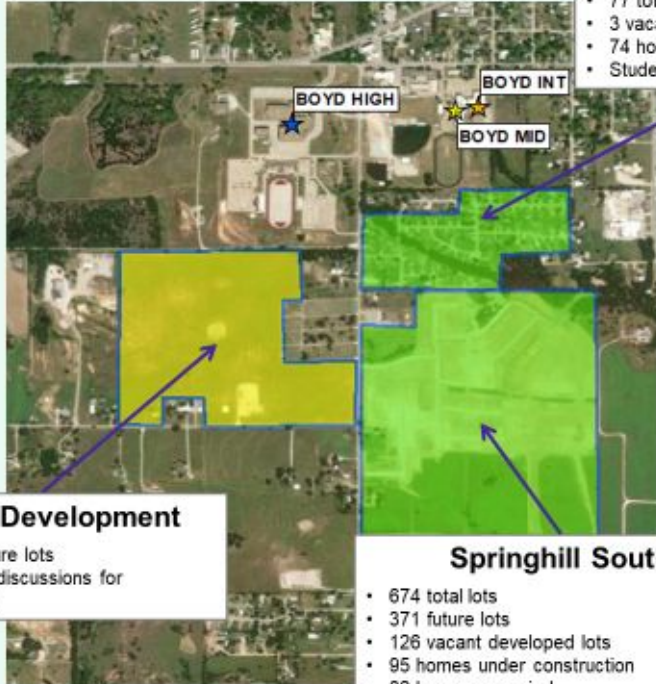
- The district has 12 actively building subdivisions
- Within BISD there are 5 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 491 lots within 7 subdivisions



DEMOGRAPHIC STUDY



Residential Activity



Meadow Park

- 77 total lots
- 3 vacant developed lots
- 74 homes occupied
- Student Yield: .675

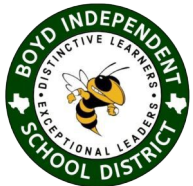
Future Development

- 330 total future lots
- Under early discussions for development

Springhill South

- 674 total lots
- 371 future lots
- 126 vacant developed lots
- 95 homes under construction
- 82 homes occupied
- Homes selling from \$260,000 to \$350,000
- Developed by DR Horton
- Student Yield: .12

April 2023



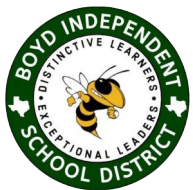
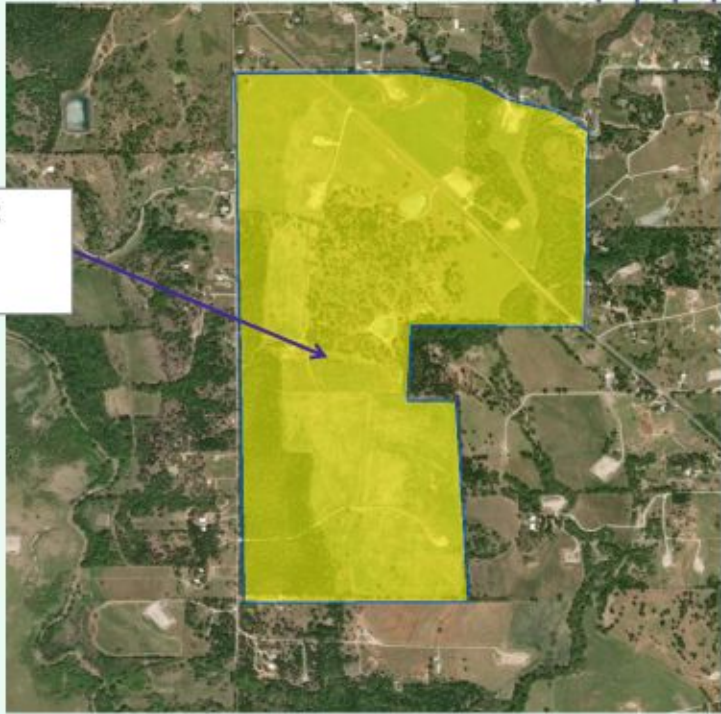
DEMOGRAPHIC STUDY



Residential Activity

Future Development

- Estimate of 1,800 total future lots
- Developed by DR Horton
- Construction likely to begin in 2024



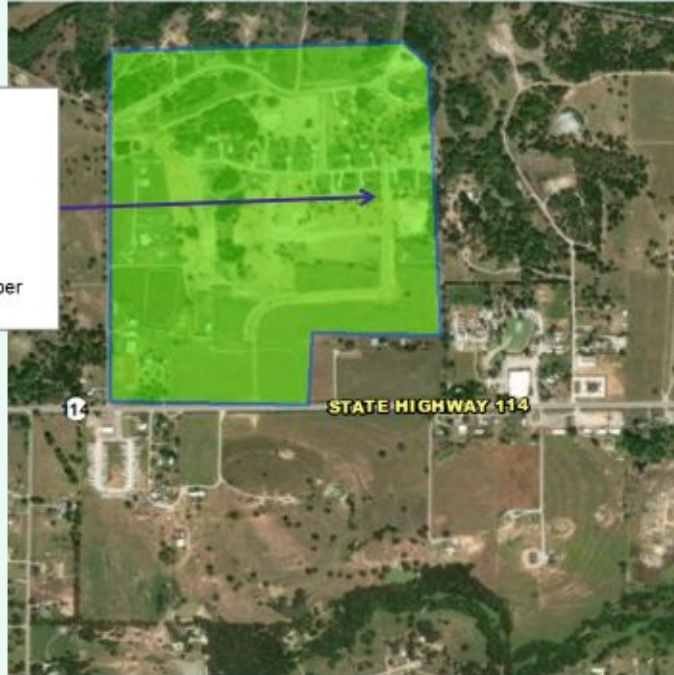
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Residential Activity

Lola Creek Ranch

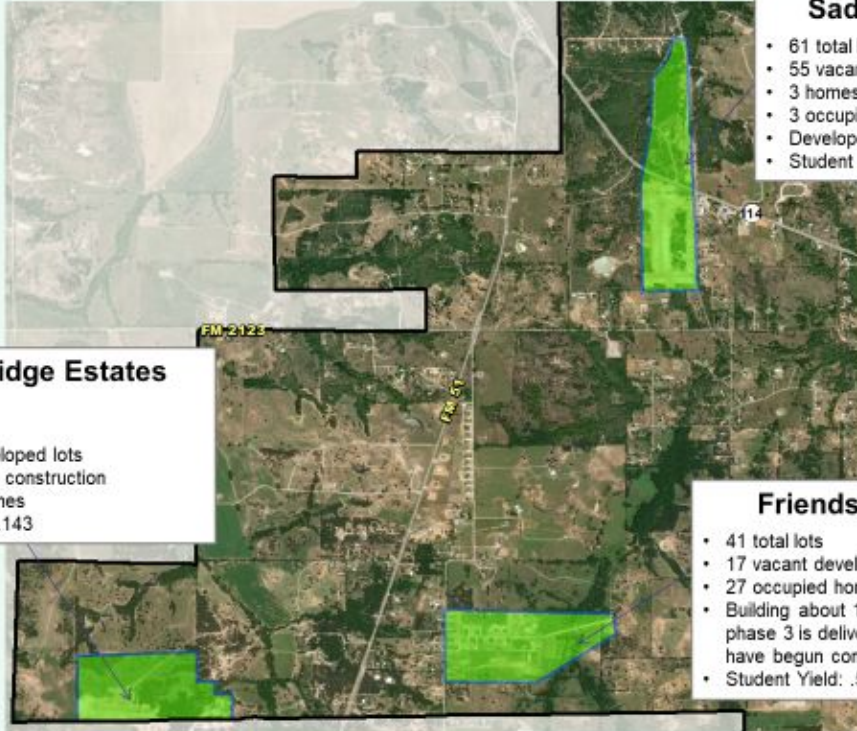
- 63 total lots
- 35 future lots
- 5 vacant developed lots
- 2 homes under construction
- 21 homes occupied
- Phase 2 groundwork underway, with anticipation to be complete by September
- Student Yield: .381



DEMOGRAPHIC STUDY



Residential Activity



Saddleback Estates

- 61 total lots
- 55 vacant developed lots
- 3 homes under constructions
- 3 occupied homes
- Developed by Riverside Homes
- Student Yield: .667

Lucky Ridge Estates

- 64 total lots
- 42 future lots
- 10 vacant developed lots
- 5 homes under construction
- 7 occupied homes
- Student Yield: .143

Friendship Ranch

- 41 total lots
- 17 vacant developed lots
- 27 occupied homes
- Building about 10 homes per year; phase 3 is delivered but no homes have begun construction yet
- Student Yield: .541



DEMOGRAPHIC STUDY



Residential Activity



Flannigan Addition

- 34 total future lots
- Construction planned to start by end of year
- Developer delayed development due to now-resolved right-of-way concerns

Boyd Meadows

- 220 total future lots
- Project is waiting on relocation of FM 730 before proceeding



DEMOGRAPHIC STUDY



Multi-family Activity



Parr Addition

- 30 total future units
- Current plan to build as set of duplexes
- Infrastructure needs may change number of units built
- No set time frame, but intent of developer is to build

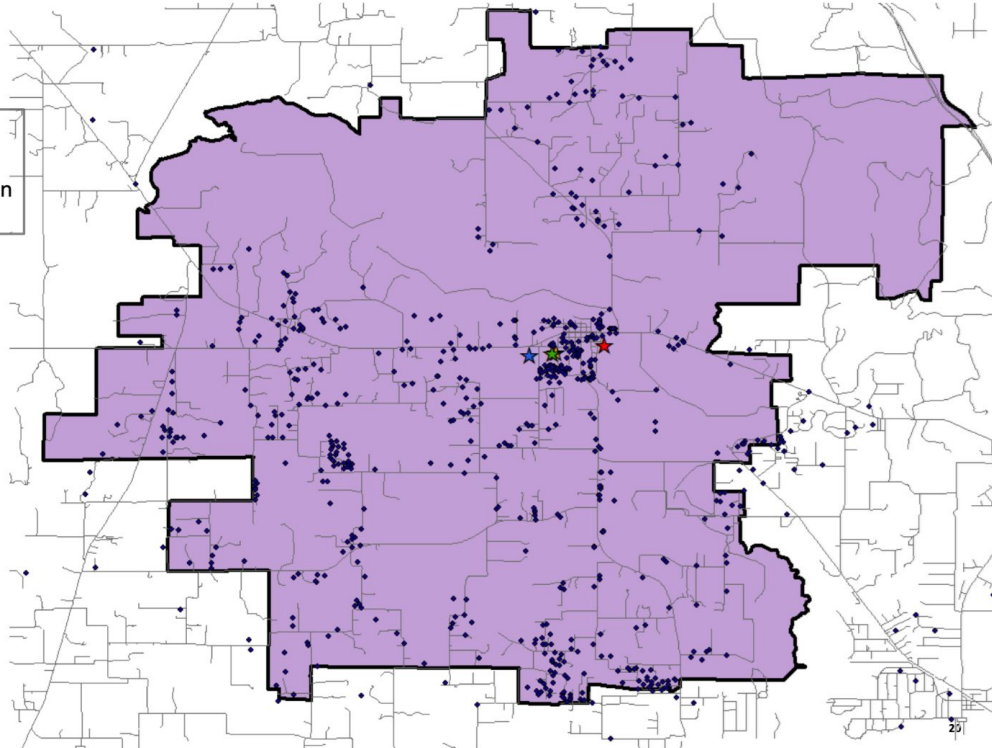


DEMOGRAPHIC STUDY



Student Density

- 111 students reside outside the district, roughly 8.7% of the population
- Roughly 18% of the total student population resides within the Boyd city limits



DEMOGRAPHIC STUDY



Ten Year Forecast by Grade Level – Mid Range



Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total%
2018/19	5	55	100	98	88	94	94	85	99	103	110	115	113	90	92	1,341	-1	-0.1%
2019/20	5	41	82	101	95	89	88	89	92	107	106	106	108	114	82	1,305	-36	-2.7%
2020/21	0	35	88	80	95	95	87	94	86	96	106	104	110	93	98	1,267	-38	-2.9%
2021/22	5	32	77	97	83	96	84	89	91	88	94	117	88	106	85	1,232	-35	-2.8%
2022/23	6	30	67	95	99	87	94	95	105	108	94	101	115	82	88	1,266	34	2.8%
2023/24	6	30	79	77	103	102	90	102	101	111	113	108	109	112	77	1,320	54	4.3%
2024/25	6	30	90	81	83	107	106	93	111	109	122	124	119	104	105	1,390	70	5.3%
2025/26	6	30	96	98	86	88	112	110	100	120	120	137	140	114	97	1,454	64	4.6%
2026/27	6	30	100	104	105	91	93	117	118	107	131	135	155	138	108	1,538	84	5.8%
2027/28	6	30	108	107	111	111	95	100	126	127	118	146	151	149	129	1,614	76	4.9%
2028/29	6	30	115	117	114	117	116	100	107	136	140	132	164	146	140	1,680	66	4.1%
2029/30	6	30	125	124	126	121	123	123	108	115	145	157	149	160	137	1,749	69	4.1%
2030/31	6	30	134	134	133	135	127	131	132	116	127	162	177	144	150	1,838	89	5.1%
2031/32	6	30	144	147	144	145	144	134	141	142	126	142	182	172	135	1,934	96	5.2%
2032/33	6	30	155	156	158	155	153	153	144	152	154	141	160	177	162	2,056	122	6.3%

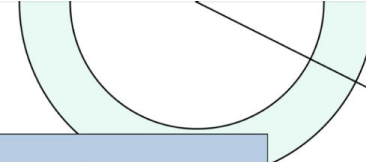
Yellow box = largest grade per year
Green box = second largest grade per year



DEMOGRAPHIC STUDY



Ten Year Forecast by Campus – Mid Range



CAMPUS	95%	HISTORY	Current	ENROLLMENT PROJECTIONS									
	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
BOYD ELEMENTARY SCHOOL	510	474	478	487	503	516	529	568	615	655	699	760	813
ELEMENTARY TOTALS		474	478	487	503	516	529	568	615	655	699	760	813
Elementary Absolute Change		6	4	9	16	13	13	39	47	40	44	61	53
Elementary Percent Change		-1.25%	0.84%	1.88%	3.29%	2.58%	2.52%	7.37%	8.27%	6.50%	6.72%	8.73%	6.97%
BOYD INTERMEDIATE SCHOOL	326	180	200	203	204	210	235	226	207	231	263	275	297
INTERMEDIATE TOTALS		180	200	203	204	210	235	226	207	231	263	275	297
Intermediate Absolute Change		0	20	3	1	6	25	-9	-19	24	32	12	22
Intermediate Percent Change		0.00%	11.11%	1.50%	0.49%	2.94%	11.90%	-3.83%	-8.41%	11.59%	13.85%	4.56%	8.00%
BOYD MIDDLE SCHOOL	326	182	202	224	231	240	238	245	276	260	243	268	306
MIDDLE SCHOOL TOTALS		182	202	224	231	240	238	245	276	260	243	268	306
Middle School Absolute Change		-20	20	22	7	9	-2	7	31	-16	-17	25	38
Middle School Percent Change		-9.90%	10.99%	10.89%	3.13%	3.90%	-0.83%	2.94%	12.65%	-5.80%	-6.54%	10.29%	14.18%
BOYD HIGH SCHOOL	617	396	386	406	452	488	536	575	582	603	633	631	640
HIGH SCHOOL TOTALS		396	386	406	452	488	536	575	582	603	633	631	640
High School Absolute Change		-9	-10	20	46	36	48	39	7	21	30	-2	9
High School Percent Change		-2.22%	-2.53%	5.18%	11.33%	7.96%	9.84%	7.28%	1.22%	3.61%	4.98%	-0.32%	1.43%
DISTRICT TOTALS		1,232	1,266	1,320	1,390	1,454	1,538	1,614	1,680	1,749	1,838	1,934	2,056
District Absolute Change		35	34	54	70	64	84	76	66	69	89	96	122
District Percent Change		-2.76%	2.76%	4.27%	5.30%	4.60%	5.78%	4.94%	4.09%	4.11%	5.09%	5.22%	6.31%

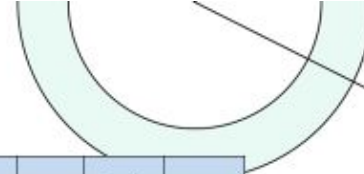
Yellow box = Exceeding 95% Capacity



DEMOGRAPHIC STUDY

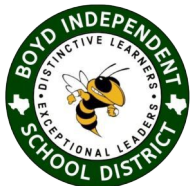


Ten Year Forecast by Grade Level – High Range



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2023/24	6	30	79	77	103	102	90	102	101	111	113	108	109	112	77	1,320	54	4.3%
2024/25	6	30	90	81	83	107	106	93	111	109	122	124	119	104	105	1,390	70	5.3%
2025/26	6	35	96	98	87	88	113	111	100	120	120	137	140	114	97	1,462	72	5.2%
2026/27	6	40	110	110	105	94	93	123	120	109	131	138	155	138	108	1,580	118	8.1%
2027/28	6	50	123	130	123	116	102	100	133	130	120	151	155	149	129	1,717	137	8.7%
2028/29	6	55	135	151	145	137	126	111	110	144	143	137	171	150	140	1,861	144	8.4%
2029/30	6	60	146	164	167	157	148	137	120	119	153	164	155	166	141	2,003	142	7.6%
2030/31	6	70	161	176	178	183	170	160	149	130	131	175	185	150	156	2,180	177	8.8%
2031/32	6	75	176	177	194	194	196	184	174	162	141	150	199	184	146	2,358	178	8.2%
2032/33	6	80	193	207	194	211	209	212	200	189	176	162	170	195	175	2,579	221	9.4%

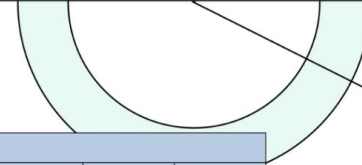
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DEMOGRAPHIC STUDY

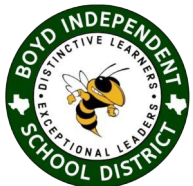


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BOYD ELEMENTARY SCHOOL	510	474	478	487	503	523	558	650	755	848	944	1,018	1,100
ELEMENTARY TOTALS		474	478	487	503	523	558	650	755	848	944	1,018	1,100
Elementary Absolute Change		6	4	9	16	20	35	92	105	93	96	74	82
Elementary Percent Change		-1.25%	0.84%	1.88%	3.29%	3.98%	6.69%	16.49%	16.15%	12.32%	11.32%	7.84%	8.06%
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INTERMEDIATE TOTALS		180	200	203	204	211	243	233	221	257	309	358	412
Intermediate Absolute Change		0	20	3	1	7	32	-10	-12	36	52	49	54
Intermediate Percent Change		0.00%	11.11%	1.50%	0.49%	3.43%	15.17%	-4.12%	-5.15%	16.29%	20.23%	15.86%	15.08%
BOYD MIDDLE SCHOOL	326	182	202	224	231	240	240	250	287	272	261	303	365
MIDDLE SCHOOL TOTALS		182	202	224	231	240	240	250	287	272	261	303	365
Middle School Absolute Change		-20	20	22	7	9	0	10	37	-15	-11	42	62
Middle School Percent Change		-9.90%	10.99%	10.89%	3.13%	3.90%	0.00%	4.17%	14.80%	-5.23%	-4.04%	16.09%	20.46%
BOYD HIGH SCHOOL	617	396	386	406	452	488	539	584	598	626	666	679	702
HIGH SCHOOL TOTALS		396	386	406	452	488	539	584	598	626	666	679	702
High School Absolute Change		-9	-10	20	46	36	51	45	14	28	40	13	23
High School Percent Change		-2.22%	-2.53%	5.18%	11.33%	7.96%	10.45%	8.35%	2.40%	4.68%	6.39%	1.95%	3.39%
DISTRICT TOTALS		1,232	1,266	1,320	1,390	1,462	1,580	1,717	1,861	2,003	2,180	2,358	2,579
District Absolute Change		35	34	54	70	72	118	137	144	142	177	178	221
District Percent Change		-2.76%	2.76%	4.27%	5.30%	5.18%	8.07%	8.67%	8.39%	7.63%	8.84%	8.17%	9.37%

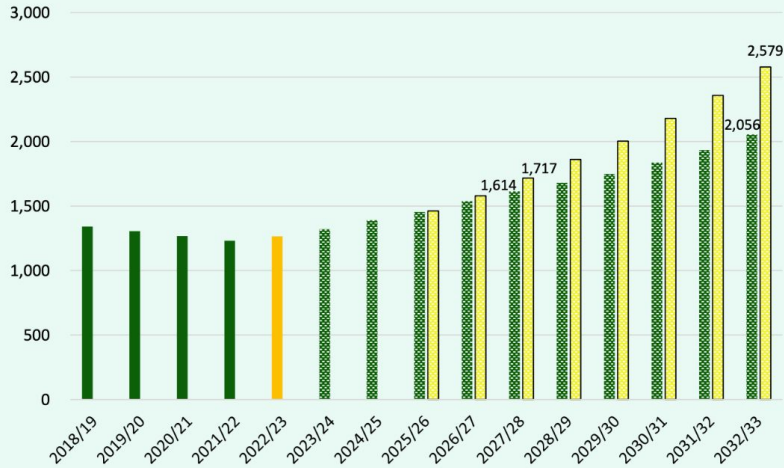
Yellow box = Exceeding 95% Capacity



DEMOGRAPHIC STUDY

Key Takeaways

Enrollment Forecast



Boyd ISD added 34 students from the previous 2021-22 school year



Total Home sales in BISD decreased in 2022 from the previous year in large part due to the higher interest rates



There are currently 12 Active Building Subdivisions within the district with 5 Future Subdivisions in the planning stages.



Groundwork is currently underway on over 490 lots that are anticipated to impact the district over the next 3 years



District Enrollment is projected to be over 1,600 students by the 2027/28 school year and with continued development will reach almost 2,100 by the 2032-33 school year. The higher range projections may be reached dependent on the pace of larger future developments.

